T.A.A. 941123
A-105
CANTOR FITZGERALD

4:5-45!

3/20/95

ADI

GENERAL NOTES AND SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AND DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK AND SHALL INCLUDE IN HIS BID ALL COSTS FOR ANY AND ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND SHALL NOTIFY WPG DESIGN GROUP OF ANY CONDITIONS AND SHALL OBTAIN WPG DESIGN GROUP'S APPROVAL FOR CLARIFICATION.

3. UNLESS NOTED OTHERWISE TO THE CONTRARY, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE SET OF PLANS OR AS REASONABLY IMPLIED THEREFROM.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL DETAILS OF THE JOB AND VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING ANY WORK. HE SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING AND PATCHING OF WORK INCLUDING PATCHING AFTER ALL TRENCHING FOR PIPES, CONDUITS AND DUCTS AND SHALL DO ALL PAINTING, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ASSUME ABSOLUTE RESPONSIBILITY AND SHALL GUARANTEE ALL WORK INSTALLED BY HIM AND BY ALL SUBCONTRACTORS UNDER THIS CONTRACT.

5. THE CONTRACTOR IS ASSUMING THAT THE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT FOR THE CONDITIONING OF ENTERING AIR IN THE TENANT NEEDS IS THE SAME AS THAT FOR THE GENERAL CONTRACTOR AND THAT SAME SHALL PRIOR TO SUBMITTING HIS BID. SUCH SHALL CONSTITUTE ALL SYSTEMS AND NO EXTRAS WILL BE ALLOWED FOR THESE SYSTEMS ARE NOT SUFFICIENT.

6. CONTRACTOR SHALL VERIFY CONDITIONS OF EXISTING BUILDING AND PROMPTLY REPORT ANY DISCREPANCIES TO WPG DESIGN GROUP IMMEDIATELY FOR INSTRUCTION.

7. CONTRACTOR SHALL BE SUBMITTED IN WRITING A COMPLETION SCHEDULE FOR ALL PARTS OF THE WORK. A COMPLETION SCHEDULE SHALL BE MADE A PART OF THE CONTRACT. CONTRACTOR SHALL COMPLY WITH THE COMPLETION SCHEDULE BROKEN DOWN BY MAJOR TRADES.

8. CONTRACTOR'S BID SHALL INDICATE A COST BREAKDOWN BY MAJOR TRADE AS WELL AS A LUMP SUM TOTAL.

9. CONTRACTOR'S BID SHALL INCLUDE A LIST OF PROPOSED SUBCONTRACTORS FOR EACH MAJOR TRADE. CONTRACTOR SHALL USE ONLY SUBCONTRACTORS APPROVED BY THE BUILDING AND SHALL CHECK WITH THE OWNER (LANDLORD) FOR APPROVAL OF THESE SUBCONTRACTORS.

10. FOR THE PURPOSES OF THESE NOTES AND SPECIFICATIONS, OWNER SHALL BE SYNONYMOUS WITH BUILDING OWNER AND/OR LANDLORD.

OUTLINE SPECIFICATIONS

A. GENERAL CONDITIONS

1. THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FORM FOR THE CONTRACT OF THE CONSTRUCTION OF INTERIORS, LATEST EDITION, IS HEREBY MADE A PART OF THIS CONTRACT AS IF THE SAME WERE PRINTED HEREIN IN FULL.

2. ALL WORK SHALL PROVIDE THE LANDLORD WITH APPLICABLE CERTIFICATES OF INSURANCE FOR GENERAL LIABILITY AND WORKMEN'S COMPENSATION INSURANCE AND COMPLY WITH THE ABOVE SECTION REGARDING INSURANCE COVERAGE BEFORE STARTING WORK IN THE BUILDING.

3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE OWNER, TENANTS AND THEIR PROPERTY FREE AND DAMAGE.

4. CONTRACTOR SHALL SUBMIT A MECHANICS LIEN RELEASE FROM ALL CONTRACTORS PRIOR TO FIRST REQUISITION.

5. CONTRACTOR SHALL CARE THE BUILDING OWNER, TENANT AND WPG DESIGN GROUP, THEIR EMPLOYEES AND ASSIGNS, TO BE HELD HARMLESS FROM ALL LIABILITIES RESULTING FROM ANY INFRINGEMENT OF PATENTS WITH RESPECT TO THE WORK.

6. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS, INCLUDING MEASUREMENTS, BEFORE ORDERING MATERIALS OR PERFORMING ANY WORK. ANY DISCREPANCIES OR INCONSISTENCY SHALL BE REPORTED TO WPG DESIGN GROUP IMMEDIATELY FOR INSTRUCTION.

7. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY AND REASONABLY INFERABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES.

8. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL COOPERATE WITH ALL TRADES AS SPECIFICALLY PART OF THIS CONTRACT.

9. ALL WORK NOT CALLED FOR ON PLANS IN NOTES AND SPECIFICATIONS, OR AS REQUIRED TO COMPLETE THIS CONTRACT MUST COMPLY WITH ALL RULES AND REGULATIONS OF ALL MUNICIPAL AGENCIES HAVING JURISDICTION OVER THE WORK, THE DEPARTMENT OF BUILDING WORK AND ALL SPECIFIC RULES AND REGULATIONS OF THE PARTICULAR BUILDING IN WHICH WORK IS LOCATED.

10. CONTRACTOR SHALL MAINTAIN A COMPLETE AND UP TO DATE SET OF CONTRACT DRAWINGS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.

11. CONTRACTOR SHALL LAY OUT THE WORK WITH THIS OFFICE AND THE JOB FOREMAN.

12. JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES.

13. CONTRACTOR SHALL PROTECT CORRIDORS AS REQUIRED BY AREA OF WORK. THEY SHALL BE MAINTAINED AND KEPT CLEAN AND UNDISTURBED DURING CONSTRUCTION.

14. CONTRACTOR SHALL PREPARE SHOP DRAWINGS, AS REQUIRED, AND SHALL SUBMIT SAME, IN TRIPLICATE, TO WPG DESIGN GROUP FOR APPROVAL. GENERAL CONTRACTOR SHALL CHECK SHOP DRAWINGS PRIOR TO SUBMISSION AND NO MATERIAL SHALL BE ORDERED AND NO WORK SHALL BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED. ALL SHOP DRAWINGS SHALL BE DIMENSIONED IN FEET AND INCHES, AND SHALL INDICATE ALL TOLERANCES AND CLEARANCES REQUIRED. ALL INSTALLATIONS SHALL CONFORM TO GOOD TRADE PRACTICES, BUILDING STANDARDS AND ALL GOVERNMENTAL CODES. ALL ITEMS NOT INCLUDED SHALL BE REJECTED.

15. CONTRACTOR SHALL SUBMIT SAMPLES TO THIS OFFICE OF ALL FINISHES OF HARDWARE, WOOD, PLASTIC LAMINATE, ETC. FOR APPROVAL PRIOR TO ORDER.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEALINGS WITH BUILDING MANAGEMENT FOR ELEVATOR AND OTHER HOISTING FACILITIES FOR THE MOVING OF MATERIALS AND SHALL BE RESPONSIBLE FOR SAME.

17. TENANT SHALL THROUGH ITS BUILDING CODE CONSULTANT ARRANGE FOR DRAWINGS TO BE FILED WITH THE BUILDING DEPARTMENT IN THE MUNICIPALITY HAVING JURISDICTION OVER THE WORK AND FOR FINAL SIGN-OFF. CONTRACTOR SHALL OBTAIN PERMITS AND ALL OTHER LICENSES AND SIGN OFFS REQUIRED AND SHALL BEAR ALL COSTS FOR SAME.

18. CONTRACTOR SHALL ARRANGE FOR DRAWINGS TO BE FILED AND APPROVED BY THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE WORK AND SHALL OBTAIN ALL REQUIRED PERMITS, LICENSES AND FINAL SIGN-OFFS AS REQUIRED. ALL COSTS AND FEES ARE TO BE INCLUDED IN CONTRACT AS BID.

19. NO EXTRA COSTS THE TENANT'S WRITTEN AUTHORIZATION MUST BE OBTAINED PRIOR TO THE ORDERING OF ANY MATERIALS, AWARDING OF ANY CONTRACTS OR THE EXECUTION OF ANY WORK IN EXCESS OF THE ORIGINAL CONTRACT.

20. ALL WORK SHALL COMPLY WITH GOOD AND CURRENT TRADE PRACTICES, AND ALL RULES AND REGULATIONS OF CITY, STATE AND FEDERAL GOVERNMENT AGENCIES HAVING JURISDICTION OVER SAME. ALL WORKMEN SHALL BE UNION MEMBERS OF LOCAL JURISDICTION.

21. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE A BROOM CLEAN AND MOPPED CONSTRUCTION SPACE. ALL RUBBER BASE SHALL BE FREE OF CONSTRUCTION DUST AND ALL WINDOWS AND MIRRORS SHALL BE PROFESSIONALLY CLEANED. ALL FLOOR ENCLOSURES SHALL BE CLEANED AND WAXED. FREE OF ALL SMUDGES AND MATERIALS. ALL LIGHTING FIXTURES AND MECHANICAL EQUIPMENT SHALL BE CLEANED AND FREE FROM DUST.

22. CONTRACTOR SHALL PROPERLY PROTECT THE PROPERTY OF OTHERS AND REPAIR ANY DAMAGE TO SAME CAUSED BY CONTRACTOR'S WORKMEN OR SUBCONTRACTOR'S WORK. ALL SUCH DAMAGE SHALL BE REPAIRED OR REPLACED WITH EQUIPMENT AND MATERIALS OF EQUAL QUALITY. ALL REPAIRING OF DAMAGED WORK SHALL BE DONE BY ORIGINAL CONTRACTOR AND GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL SAME IS TURNED OVER TO THE CLIENT.

B. DEMOLITION AND PATCHING

1. CONTRACTOR SHALL VERIFY ACCEPTABLE BUILDING HOURS FOR ALL DEMOLITION WORK AND REMOVALS PRIOR TO EXISTING WORK.

2. THE SCOPE OF WORK SHALL INCLUDE THE DEMOLITION AND REMOVAL FROM PREMISES OF ALL UNNECESSARY PARTITIONS, DOORS, BUCKS, ETC. AS WELL AS ELECTRICAL AND PLUMBING LINES AND EQUIPMENT. REQUIRED CAPPING (BY LICENSED TRADESMEN) AND PATCHING THE WORK AS NECESSARY TO FINISH THE WORK AS OUTLINED IN THE DRAWINGS.

3. AFTER REMOVAL OF ALL DEFECTIVE PLASTER AT PERIMETER WALLS, PERIMETER AND INTERIOR PARTITIONS SHALL BE PATCHED FREE OF ALL ROUGH AND IRREGULARITIES.

4. CONTRACTOR SHALL REMOVE ALL UNNECESSARY ELECTRICAL AND TELEPHONE APPARATUS AS REQUIRED, ONLY THOSE EXISTING ELECTRICAL CONVENIENCE OUTLETS AND LIGHTING FIXTURES INDICATED TO REMAIN SHALL BE LEFT ACTIVE. EXISTING LIGHTS NOT TO BE REMOVED SHALL BE SAFELY CAPPED AND PROTECTED.

5. CONTRACTOR SHALL PATCH PLASTER AS REQUIRED BY REMOVAL OF EXISTING PARTITIONS AND SCAR PATCH AND SMOOTH AS REQUIRED FOR NEW FLOORING.

6. [ ] CEILING SHALL BE DONE BY GENERAL CONTRACTOR.

[●] CEILING SHALL BE DONE BY SUBCONTRACTOR.

7. ALL EQUIPMENT REMOVED BY DEMOLITION CONTRACTOR IN OPERATING CONDITION (GENERAL CONTRACTOR TO VERIFY CONDITIONS) SHALL BE TURNED OVER TO GENERAL CONTRACTOR WHO SHALL NOTIFY WPG DESIGN GROUP OF DISCREPANCIES PRIOR TO REINSTALLATION. GENERAL CONTRACTOR SHALL STORE ALL REUSABLE ITEMS SO AS TO PREVENT DAMAGE IN THEM. SHOULD ANY DAMAGE OCCUR, GENERAL CONTRACTOR SHALL REPLACE OR REPAIR SUCH ITEMS AS REQUIRED, AT HIS SOLE COST AND EXPENSE.

8. EXISTING BUILDING SYSTEMS SUCH AS CLASS "E" FIRE SYSTEMS, PLUMBING AND ELECTRICAL RISERS AND RISER SYSTEMS, ETC. ARE TO BE PROTECTED FROM DAMAGE AND CAPPED AND/OR TIED-OFF AS REQUIRED. ANY TIE-OFFS REQUIRED SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONTRACTOR SHALL ARRANGE SUCH TIE-OFFS WITH BUILDING MANAGEMENT.

C. CARPENTRY AND DRYWALL

1. WHEN FLOOR CHANNELS FOR PARTITIONS HAVE BEEN SECURED, CONTRACTOR SHALL NOTIFY WPG DESIGN GROUP FOR INSPECTION AND APPROVAL OF ENTIRE FLOOR LAYOUT PRIOR TO PROCEEDING WITH THE WORK.

2. CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS, DOORS AND BUCKS AS DESIGNATED ON THE DRAWINGS.

3. CONTRACTOR SHALL FURNISH AND INSTALL CORNER BEADS AT ALL EXPOSED CORNERS AND J-MOLDINGS ON ALL EXPOSED ENDS IN DRYWALL CONSTRUCTION OR AS DIRECTED BY WPG DESIGN GROUP. TAPE, SPACKLE AND POLISH ALL WORK.

4. FURNISH AND INSTALL SUFFICIENT FRAMING FOR ALL WALL OPENINGS REQUIRED FOR DUCTWORK AND RETURN AIR OPENINGS, BOTH ABOVE AND BELOW HUNG CEILINGS. SUCH OPENING SHALL BE COORDINATED WITH H.V.A.C. REQUIREMENTS.

5. ALL DIMENSIONS OF PARTITIONS ARE GIVEN FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS OF METAL AND GLASS PARTITIONS OR FULL HEIGHT GLASS WALLS ARE GIVEN FROM CENTERLINE TO CENTERLINE UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL FURNISH, INSTALL AND COORDINATE ALL NECESSARY WOOD GROUNDS, CORNER CASINGS AND REQUIRED WOOD BLOCKING AND SHIMMING WITH MILLWORK CONTRACTOR, CEILING CONTRACTOR AND/OR OTHER TRADES AS REQUIRED.

8. FURNISH AND INSTALL ONE (1) METAL CLOTHES POLE, 5'-6" ABOVE FINISH FLOOR LEVEL AND ONE (1) 3/4" X 15" DEEP CLEAR LACQUER COATED BIRCH PLYWOOD SHELF IN EACH COAT CLOSET. PROVIDE CENTER SUPPORTS WHERE SPANS ARE IN EXCESS OF 3'-0". FURNISH AND INSTALL SIX (6) CLEAR LACQUERED 3/4" THICK (DEPTH AS SPECIFIED) BIRCH PLYWOOD SHELVES IN CLOSETS HAVING ADJUSTABLE SHELVES (TWO COATS OF CLEAR LACQUER).

9. CONTRACTOR SHALL PERFORM ALL CUTTING FITTING AND PATCHING WORK AS MAY BE REQUIRED TO MAKE ALL THE PARTS OF THE PROJECT MEET TOGETHER PROPERLY.

10. ALL DAMAGED "EXISTING AREA(S) TO REMAIN" AND ALL "EXISTING AREAS" AFFECTED BY DEMOLITION, OR "NEW CONSTRUCTION) WORK" SHOWN ON DRAWINGS, SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR.

11. ALL DOORS SHALL RECEIVE DOME STOP WITH CARPET RISER AND THREE (3) BUTTS AND THREE (3) SILENCERS. ALL LOCKSETS SHALL BE MASTER KEYED AND MASTERED TO BUILDING IF REQUIRED BY BUILDING OWNER. UNDERCUT ALL DOORS 1-1/4" EXCEPT AS NOTED. PROVIDE SADDLE AS SPECIFIED.

12. ALL EXISTING PARTITIONS AND COLUMNS WITH IRREGULAR SURFACES ARE TO LAMINATED WITH ONE (1) LAYER OF 5/8" THICK SHEETROCK (EXCEPT AS NOTED) TAPED SPACKLED AND POLISHED.

13. [●] CONCRETE AND EXISTING SOLID WALLS ARE TO BE FURRED OUT WHERE DUPLEX RECEPTACLES AND/OR TELEPHONE OUTLETS ARE INDICATED.

[ ] CONCRETE AND EXISTING SOLID WALLS ARE TO BE CHOPPED OUT, PATCHED AND/OR LAMINATED SMOOTH WHERE DUPLEX RECEPTACLES AND/OR TELEPHONE OUTLETS ARE INDICATED.

14. ALL PAINTED AND FINISH LUMBER SPECIFIED AND/OR USED SHALL BE FIRE TREATED WITH FLAMEGUARD PAINT OR APPROVED EQUAL AND REGULATIONS PER SECTION 27-326 OF THE NEW YORK CITY BUILDING CODE.

D. CEILINGS

1. [ ] FURNISH AND INSTALL NEW 2' X 2' LAY-IN ACOUSTICAL TILE TEGULAR CEILING WITH THIN-LINE GRID AS SPECIFIED ON THE DRAWINGS OR HEREIN.

[ ] FURNISH AND INSTALL NEW 2' X 4' LAY-IN ACOUSTICAL TILE CEILING WITH EXPOSED INTERLOCKING (T) (Z) SPLINE AS SPECIFIED ON THE DRAWINGS OR HEREIN OR BOTH.

[ ] EXISTING CEILING TO REMAIN. PATCH AS REQUIRED AND [PAINT] [CHEMICALLY CLEAN] EXISTING ACOUSTIC TILE CEILING. NEW CEILING TILES ARE TO MATCH EXISTING TILES.

[●] OTHER (SPECIFY).

2. FURNISH AND INSTALL ALL NECESSARY FRAMING AND SUPPORT BRIDGING FOR RELOCATED AND/OR NEW LIGHT FIXTURES, DIFFUSERS, REGISTERS, ACCESS PANELS ETC.

3. STARTING POINTS FOR INSTALLATION OF CEILING TILES SHALL BE AS INDICATED ON THE DRAWING OR TO BE ESTABLISHED BAY DIMENSIONS. CEILING BREAKS SHALL BE LIMITED ONLY TO THOSE NOTED ON THE PLANS.

4. FURNISH AND INSTALL CEILING ACCESS TILES AS REQUIRED IN ACOUSTICAL TILE CEILINGS TO PROVIDE ACCESS TO ALL AIR-CONDITIONING, PLUMBING, TELEPHONE AND ELECTRICAL CONTROL EQUIPMENT REQUIRING ACCESS.

5. CEILINGS IN CLOSETS OR BEHIND FASCIA SHALL BE OF SAME HEIGHT AS CONSTRUCTION AS THAT OF ADJOINING SPACES EXCEPT AS OTHERWISE NOTED.

6. CEILING CONTRACTOR SHALL PROVIDE ALL CUT OUTS AND GROUNDS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS, ACCESS PANELS AND SPECIAL MILLWORK INDICATED ON OR INFERABLE FROM THE DRAWINGS.

7. CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE ELECTRICAL, H.V.A.C., PLUMBING, TELEPHONE AND MILLWORK CONTRACTORS, WHEREVER THEIR RESPECTIVE WORK IS CONTIGUOUS. NO EXTRAS WILL BE APPROVED FOR CUTTING, PATCHING OR REPLACING OF BROKEN TILES.

8. ALL CEILING WORK SHALL BE INSTALLED UNDER GOOD TRADE PRACTICES, INCLUDING TIGHT SEAMS AND ALIGNED JOINTS. ALL CEILINGS SHALL BE INSTALLED STRAIGHT, LEVEL AND TRUE.

9. CEILING HEIGHTS SHALL BE AS INDICATED ON THE DRAWINGS.

10. PRIOR TO CLOSING ANY CEILING, ALL PLENUM SYSTEMS (H.V.A.C., PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND WHERE REQUIRED, SHALL BE TESTED BY CONTRACTORS, ENGINEERS AND/OR AUTHORITIES HAVING JURISDICTION OVER THE WORK TO INSURE THEIR PROPER INSTALLATION AND FUNCTIONING.

E. PAINTING AND WALLCOVERING

1. [●] PAINTING BY GENERAL CONTRACTOR.

[ ] PAINTING N.I.C.

2. [ ] WALLCOVERING INSTALLATION BY GENERAL CONTRACTOR.

[●] WALLCOVERING INSTALLATION N.I.C.

3. [ ] WALLCOVERING MATERIAL SUPPLIED BY INSTALLER.

[ ] WALLCOVERING MATERIAL SUPPLIED BY TENANT, INSTALLER TO PROVIDE YARDAGES REQUIRED.

4. FURNISH AND APPLY ALL PAINTS IN THE COLORS AND TYPES INDICATED ON FINISH PLANS OR SCHEDULES.

5. ALL WALLS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH BEFORE APPLYING PAINT OR WALLCOVERINGS.

6. SURFACES TO RECEIVE PAINT SHALL BE PRIMED, UNDERCOATED AND FINISH COATED.

7. SUBMIT 12" X 12" FINISHED SAMPLE PRIOR TO PAINTING. PAINTS TO BE MIXED SHALL MATCH CATALOG SAMPLES.

8. APPLY WALLCOVERINGS AS INDICATED ON FINISH PLANS.

9. INSTALLATION OF WALLCOVERINGS SHALL BE IN FULL AND STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. REPEAT MARKS SHALL BE ALIGNED AND ALL WALLCOVERING SHALL BE HUNG STRAIGHT, PLUMB AND TRUE. ALL SURFACES SHALL BE PROPERLY PREPARED IN SUCH A MANNER AS TO INSURE PROPER AND PERMANENT INSTALLATION OF WALLCOVERING.

10. PROVIDE CAP STRIP MOLDINGS AT ALL EXPOSED WALLCOVERING EDGES AND WHERE REQUIRED.

11. ALL METAL BUCKS, DOORS AND RADIATOR ENCLOSURES AND ANY OTHER METAL WORK TO BE PAINTED SHALL BE GIVEN ONE (1) PRIME COAT AND [●] ONE (1) [ ] TWO (2) FINISH COATS OF SEMI-GLOSS OR LOW-LUSTRE ENAMEL PAINT.

12. ALL WOOD DOORS, DOOR FRAMES, TRIMS AND ANY OTHER WOOD OR MILLWORK, SHALL BE GIVEN TWO (2) COATS OF [●] SATIN [ ] HI-GLOSS POLYURETHANE AFTER FINISHING.

13. ALL DRAPERY AND/OR BLIND POCKETS SHALL BE PAINTED.

14. WALLCOVERINGS SHALL GO TO FULL HEIGHT OF BLIND POCKETS ON SIDE WALLS WHERE SUCH CONDITIONS OCCUR.

15. WRAP ALL FASCIAS AND ENTIRE UNDERSIDE OF SAME WITH WALLCOVERING WHERE CONDITION OCCURS.

16. STORAGE AND COAT CLOSET SHELVING SHALL RECEIVE [ ] COAT(S) OF CLEAR LACQUER OR POLYURETHANE FINISH.

17. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO KEEP WORK SPACE CLEAN AND FREE FROM PAINT DRIPS AND/OR SPATTERS. WHERE ADJACENT WORK IS MARRED OR DAMAGED BY THE WORK OF THIS SECTION, CONTRACTOR SHALL REPLACE OR REPAIR SAME AT NO ADDITIONAL COST TO TENANT.

18. WITHIN TWO (2) WEEKS AFTER COMPLETION AND TOTAL OCCUPANCY OF PREMISES, ALL SURFACES SHALL BE INSPECTED AND ANY NICKS, SCRATCHES AND/OR SURFACE DEFECTS SHALL BE TOUCHED UP AS REQUIRED BY FINAL PUNCHLIST.

LIST OF DRAWINGS

LIST OF DRAWINGS

ARCHITECTURAL

A.01	GENERAL NOTES AND SPECIFICATIONS
A.02	ADDITIONAL NOTES AND SPECIFICATIONS
A.03	EGRESS DIAGRAM AND NOTES
A1-NW	DEMOLITION PLAN
A2-NW	CONSTRUCTION PLAN
A3-NW	POWER, SIGNAL AND EQUIPMENT PLAN
A4-NW	REFLECTED CEILING PLAN
A5-NW	FURNITURE PLAN
A6-NW	INTERIOR ELEVATIONS
A7-NW	FINISH SCHEDULE
A8-0	PARTITION TYPES AND DETAILS
A8-1	CEILING DETAILS
A8-2	RAISED ACCESS FLOOR DETAILS
A9-0	DOOR SCHEDULE WITH TYPES AND DETAILS

ENGINEERING

E1	ELECTRICAL SPECIFICATIONS
E2	ELECTRICAL LIGHTING PLAN, NOTES AND LEGEND
E3	ELECTRICAL LIGHTING PLAN
E4	SMOKE DETECTOR PLAN SPECIFICATIONS
M1	MECHANICAL SPECIFICATIONS AND DETAILS
M2	MECHANICAL PLAN, LEGEND AND DETAILS
SP-1	SPRINKLER PLAN, SPECIFICATIONS AND DETAILS

CONTROLLED INSPECTIONS

1. FIRESTOPPING
2. MECHANICAL VENTILLATION
3. FINAL INSPECTION AS PER DIRECTIVE 14

LEGEND

DRAWING TITLE — 1 ELEVATION

DETAIL — 1 / A-10

SECTION — 1 / A-10

SECTION DETAIL — 1 / A-10

INTERIOR ELEVATION — 1 / A-50

COLUMN LINE DESIGNATION — 2

SPACE DESIGNATION — 1 OFFICE

DOOR DESIGNATION — 1

CEILING HEIGHT ABOVE FIN. FLR. — 12'-0"

ELEVATION LEVEL — +712-0 + 712-0

DETAIL — SEE 3/A-10 — DETAIL NUMBER / DRAWING NUMBER

NEW PARTITION

EXISTING WALL OR PARTITION

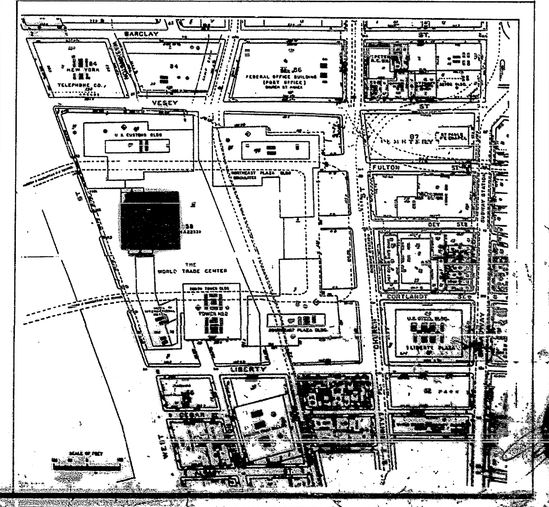
REVISION NUMBER — 1

NORTH ARROW

ABBREVIATIONS

A/C	AIR CONDITIONING	FR	FIRE RATED	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	FRM	FRAME	NO	NUMBER
AFF	ABOVE FINISHED FLOOR	GA	GAUGE	NTS	NOT TO SCALE
ALUM	ALUMINUM	GALV	GALVANIZED	OC	ON CENTER
AN	AS NOTED	GC	GENERAL CONTRACTOR	OPNG	OPENING
ATC	ACOUSTIC TILE CEILING	GL	GLASS	OPP	OPPOSITE
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	PL	PLATE
BO	BY OTHERS	HMTL	HOLLOW METAL	PLAS LAM	PLASTIC LAMINATE
BS	BUILDING STANDARD	HO	HOLD OPEN	PLMB	PLUMBING
CAB	CABINET	HR	HOUR	PLY	PLYWOOD
CAB C	CABINET CONTRACTOR	HT	HEIGHT	PNL	PANEL
CL	CENTERLINE	HVAC	HEATING VENTILATING AIR CONDITIONING	POL	POLISHED
CLOS	CLOSET	INSUL	INSULATION	PR	PAIR
CLG	CEILING	INT	INTERIOR	PTD	PAINTED
COL	COLUMN	JAN CL	JANITOR CLOSET	PTN	PARTITION
CONC	CONCRETE	JB	JUNCTION BOX	QT	QUARRY TILE
CONT	CONTINUOUS	JO	JAMB OPENING	R	RELOCATE
CPT	CARPET	JT	JOINT	RAD	RADIUS
CT	CERAMIC TILE	LAV	LAVATORY	REF	REFLECTED
DN	DOWN	LTG	LIGHTING	REINF	REINFORCE
DR	DOOR	MAX	MAXIMUM	REQ'D	REQUIRED
DTL	DETAIL	MIN	MINIMUM	RM	ROOM
DWG	DRAWING	MECH	MECHANICAL	SC	SEPARATE CIRCUIT
EL	ELEVATION	MFR	MANUFACTURER	SIM	SIMILAR
ELEC	ELECTRIC	MO	MASONRY OPENING	SPEC	SPECIFICATION
EQ	EQUAL	MTL	METAL	SPKR	SPEAKER
ER	EXISTING TO BE RELOCATED	N	NEW	SPS	SPEAKER/STROBE
EWC	ELECTRIC WATER COOLER	NHO	NO HOLD OPEN	SQ	SQUARE
EXIST'G	EXISTING			STD	STANDARD
FIN	FINISH			STEEL	STEEL
FH	FULL HEIGHT			STR	STRUCTURAL
FL	FLOOR			STL	STAINLESS STEEL
FO	FINISHED OPENING			TEL	TELEPHONE
FP	FIREPROOF			TO	TRIMMED OPENING
FPSC	FIREPROOF SELF CLOSING			TYP	TYPICAL
				UON	UNLESS OTHERWISED NOTED
				VAT	VINYL ASBESTOS TILE
				VIF	VERIFY IN FIELD
				VT	VINYL TILE
				W	WITH
				WD	WOOD

SITE PLAN



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No.	Revision Date
1	2.8.94 PER AUTHORITY COMMENTS
2	2.15.94 PER REQUEST
3	AUTHORITY FOR TODAY'S MEETING
4	PORT AUTHORITY COMMENTS
5	3-20-95 REVISED PER PORT AUTHORITY COMMENTS.

Titles

GENERAL NOTES AND SPECIFICATIONS

Project No.
Date
Scale
Drawn
Checked

REGISTERED ARCHITECT

FLOOR 85